

Lake Beach Club Condominium Approved 2026 Budget

Revenues	2026 Budget
Maintenance Fees	\$ 322,656.67
Pooled Reserve Funding 2026	\$ 50,000.00
General Reserve Funding 2026	\$ 10,000.00
Late Fees	\$ -
Screening Fees	\$ -
Medeco Keys	\$ 250.00
Garage Remotes	\$ 100.00
Fines/Penalties/Column Repair	\$ 175.00
Water & Sewer Meter Receivables	\$ 19,000.00
Water Meter Repairs/water leak	\$ 100.00
Estoppel Letters	\$ -
Condo Questionnaire/Bylaws	\$ -
Total Revenues	\$ 402,281.67

Permit Expenses /City Compliance & Ordinance

Elevator Certificate	\$ 460.00
Elevator Inspection	\$ 350.00
FL Dept of Health Pool	\$ 129.00
FL Dept of Condominium Fee	\$ 168.00
Business Certificate of Use /Tax Receipt	\$ 114.00
Condo Div. of Corporation Fee	\$ 62.00
Extinguisher- Annual Inspection	\$ 950.00
Fire Alarm- Annual Inspection/Repair	\$ 500.00
Emergency/Exit Light Insp/Repair/Replace	\$ 750.00
Sprinkler Inspection	\$ 500.00
Miami Dade Condo Registration	\$ 151.00
Total Compliance Expenses	\$ 4,134.00

Operating Maintenance/ Repairs Expenses

Elevator Monthly Maintenance	\$ 2,400.00
Elevator Repairs	\$ 750.00
Elevator Wireless Communication Fee	\$ 1,450.00
Janitorial Cleaning Services	\$ 19,200.00
Landscaping Service	\$ 2,000.00
Atlantic/Breezline Cable/Internet	\$ 44,000.00
Waste Management	\$ 11,000.00
FPL Service	\$ 9,300.00
Breezeline Phone Service	\$ 3,700.00
Pool Services	\$ 2,565.00
Alarm Monitoring / Repair	\$ 642.00
Pest Control Services	\$ 2,800.00
City Water/Sewer /Irrigation/Sprinkler	\$ 38,500.00
Water Co Service Fees	\$ 2,000.00
Water Meter System Modem/ Repairs	\$ 500.00
Lobby/Pedestrian/ Door Lock Repairs	\$ 500.00

Gates/Intercom/Locksmith /Lock Reparis	\$ 800.00
Pool Repairs	\$ 1,500.00
Building Sewer Drain/Plumbing Repairs	\$ 1,500.00
Trash Chute/Cleansing/Repairs	\$ 750.00
Waste/Trash/Recycling/Fees/ Violations	\$ 650.00
Building Maintenance and upkeep	\$ 2,500.00
Total Maintenance Expenses	\$ 149,007.00

Insurance

Insurance and Fees	\$ 95,000.00
Insurance doc and stamp/finance charges	\$ 2,500.00
Total Insurance Expense	\$ 97,500.00

Service Expenses

Check/Deposit order fee	\$ -
Office Administration	\$ 10,416.67
Condo Property Management CAM	\$ 1,800.00
Management Company	\$ 15,000.00
Attorney Fees/ Retainer	\$ 2,500.00
Applicant Info Screening Services	\$ -
Web Site Hosting	\$ 204.00
Accounting Services	\$ 500.00
Total Service Expenses	\$ 30,420.67

Service Supplies Expense

Office Air Conditioner/Maintenance	\$ 100.00
Office Computer/Security Hardware	\$ 250.00
Office Supply Printer/Scanner/Ink	\$ 250.00
Medeco Keys	\$ 245.00
Office Supply/Paper/ Printing	\$ 250.00
Postage / Certified Fees	\$ 25.00
Gate Clickers	\$ 100.00
Total Supplies Expenses	\$ 1,220.00

TOTAL EXPENSES	\$ 282,281.67
SIRS RESERVE FUND CONTRIBUTION REQUIRED	\$ 60,000.00
GRAND TOTAL EXPENSES	\$ 342,281.67
Less Other Income Lines D6 Through D13	\$ (19,625.00)
Net Expenses to be funded from Maintenance	\$ 322,656.67

Reserve Fund Balance on Hand Ending Fiscal Year 2025 is \$206,070,78

TABLE OF RESERVE ACCOUNTS

	1/1/2025 Balance	Interest	Contribution	12/31/25 Balance
Tiled Roof Replacement	\$ 11,993.50		\$ 30,000.00	\$ 41,993.50
General Roof	\$ 12,400.10			\$ 12,400.10
Flat Roof Replacement	\$ 19,585.10	\$ 5.25		\$ 19,590.35
Total Roof Reserves #4930	\$ 43,978.70	\$ 4.38		\$ 73,983.95
Elevator Replacement #4998	\$ 7,835.22	\$ 2.85	\$ 28,910.00	\$ 36,748.07
*Elevator Expenditure for Modernization Deposit for \$28,910,00 was refunded from the Elevator Modernization Special Assessment levied and collected in 2025.				
Building Exterior Structural #5023	\$ 75,418.99	\$ 8.31	\$ 10,000.00	\$ 85,427.30
Pooled Reserve Account (Mechanical,Plumbing, Electrical) & Unallocated Interest				
Accrued Interest	\$ 2,463.81	\$ 4.00		\$ 2,467.81
Flat Roof Maintenance	\$ 3,443.65			\$ 3,443.65
A/C Racks on Roof	\$ 1,000.00			\$ 1,000.00
New Gates/Motors	\$ 3,000.00			\$ 3,000.00
Total Pooled Reserve Account #0131	\$ 9,907.46	\$ 3.97		\$ 9,911.46
Total Reserve Funds	\$ 137,140.37	\$ 19.51	\$ 68,910.00	\$ 206,070.78
Proposed Pooled Reserve Funding for 2026			\$ 50,000.00	
Proposed Other Reserve Funding for 2026			\$ 10,000.00	

List of Unit Numbers		Quarterly Maintenance Fee with Reserve Funding \$60,000.00
201,301,401,501	941 Sq. Ft.	\$2,453.80
202	1096 Sq. Ft.	\$2,857.98
302,402	846 Sq. Ft.	\$2,206.07
303,403	796 Sq. Ft.	\$2,075.69
503	1646 Sq. Ft.	\$4,292.19
204,304,404,504	750 Sq. Ft.	\$1,955.74
205,305,405,505	822 Sq. Ft.	\$2,143.49
206,306,406,506	926 Sq. Ft.	\$2,414.68
207,307,407,507	890 Sq. Ft.	\$2,320.81
208,308,408,508	750 Sq. Ft.	\$1,955.74
209,309,409,509	866 Sq. Ft.	\$2,258.22
210,310,410,510	860 Sq. Ft.	\$2,242.58
211,311,411,511	860 Sq. Ft.	\$2,242.58

Bldg. Total Sq. Ft. 36,686
 x Factor \$ 10.43 Sq. Ft. / year
 \$ 2.61 Sq. Ft. / quarter
 Total Maintenance \$ **382,656.67**

REMINDER TO ALL OWNERS: PAYMENTS ARE TO BE MADE ON TIME AS FOLLOWS:

Quarterly maintenance FEES are due on the FIRST (1st) day of each quarter for the year 2026/ (JAN 01, APR 01, JUL 01, OCT 01) 1st quarter Catch up fee is due upon approval of budget

IMPORTANT MANDATORY PROVISION WILL BE IMPLEMENTED PER ARTICLE 16.2 INTEREST ON DEFAULT AND LATE FEES:

“Special assessment and installments thereon, not paid when due shall bear interest from the date due until paid at the highest rate allowed by the Florida usury laws. In the event a Unit Owner shall be more than 30 days delinquent in the payment of any assessment or fee, an administrative late fee of the greater of \$25.00 or 5 % of the delinquent assessment or fee shall be added on thereto, and the Board of Directors, may upon five (5) days written notice to the Unit owner, declare due and payable all assessments applicable to such Unit for the fiscal year of the Association in which the delinquency occur or, if the delinquency shall occur in the last

**YOUR COOPERATION IN THIS MATTER IS EXTREMELY IMPORTANT AND MUCH APPRECIATED.
LAKE BEACH CLUB BOARD OF DIRECTORS**